DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-127765-LD

Project Name/Address: 10833 NE 8th Street Project (Office Building)
10833 N.E. 8th Street

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

10/30/2012

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). .

BACKGROUND INFORMATION

Property Owner: 10833 NE 8th Street LLC

Proponent: nbbj

Contact Person: Michael Omura, nbbj
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 223 Yale Avenue N, Seattle, WA 98109

Phone: 206-223-5221

Proposal Title: 10833 NE 8th Street Project

Proposal Location: The project would be located at 10833 NE 8th Street, Bellevue, WA 98004. The site is located in the northeast corner of the block bounded by 108th Avenue NE on the west, NE 8th Street on the north, NE 6th Street on the south, and 110th Avenue NE on the east.

The legal description for the property is as follows:

LOT 1 BELLEVUE BLA #00-264540 REC #20010205900010; together with easement for vehicular parking, storm drainage facilities, vehicular and pedestrian easements as more particularly set forth in document entitled "Cross-Easement Agreement" recorded under King County Recording No. 7304030191;and together with an easement for access recorded under King County Recording No.20010205001291; and together with easements for construction access, tie backs and shoring recorded under King County Recording No. 20010205001292; situate in the City of Bellevue, County of King, State of Washington; PORTION OF NW 1/4 OF NW 1/4 OF NE 1/4 32-25-05

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. See Figure 1

Received
OCT 31 2012
Permit Processing

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The site of the proposed 10833 NE 8th Street Project is located in downtown Bellevue, WA. The site is currently a surface parking lot that fronts NE 8th Street between 108th and 110th Avenues NE.

   The proposed development would include approximately 515,000 square feet of office space, 8,500 square feet of restaurant space, and 2,500 square feet of miscellaneous retail use (see Figure 2). Vehicular access to the proposed project would be provided via a right-in, right-out driveway

on 110th Avenue NE and a right-in, right-out driveway on NE 8th Street. Also planned is a 1,258 stall below grade parking garage (see Figures 3a-3d). Out of the total, 454 spaces would be full-size and 776 would be compact spaces.

The project is planned to reach a Gold LEED certification.

2. Acreage of site: 2.87 acres

3. Number of dwelling units/buildings to be demolished: None

4. Number of dwelling units/buildings to be constructed: None

5. Square footage of buildings to be demolished: None

6. Square footage of buildings to be constructed: 515,000 square feet of office space, 8,500 square feet of restaurant space, and 2,500 square feet of miscellaneous retail use.

7. Quantity of earth movement (in cubic yards): Development plans indicate that the excavation for the planned development may extend up to 75 feet below existing site grades for approximately 60% of the site.

8. Proposed land use: Commercial

9. Design features, including building height, number of stories and proposed exterior materials: The building is proposed to be 23 stories high (about 361 feet tall) with approximately 2 acres of landscaped garden and plaza (see Figure 2). The principal exterior building materials would consist of an aluminum curtainwall with four colors of vision glass above a stone-clad retail and service podium.

10. Other

Estimated date of completion of the proposal or timing of phasing:

Construction would be expected to take approximately 23 months, with the start projected to be in the 3rd quarter of 2013. The project as proposed would be built in a single phase.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plan for future additions, expansion, or further activity is currently expected. The southeast corner of the site has been identified as a possible location for a future building of undefined use.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Other environmental documents prepared for this proposal include:

- Geotechnical Engineering Design Report, Griffin Site, Bellevue, Washington (prepared by GeoEngineers), 2007 (Attachment B).
- Preliminary Subsurface Conditions Memorandum, Griffin Site, Bellevue, Washington (prepared by GeoEngineers), 2012 (Attachment C).
- Trip Generation Estimate, 10833 NE 8th Street project, Bellevue, Washington (prepared by TENW), 2012 (Attachment D).

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Yes, the property currently has an entitled project, File No. 11-113388-LD, with a Decision Date of October 27, 2011.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary investigations indicate that the following permits and/or approvals could be required for the proposal. Additional permits and approvals may be identified during the review process. Permits likely to be required include:

- Major Commercial Project Permit, which would include:
  - Clearing and Grading
  - Building/Mechanical
  - Smoke Control Plans
  - Civil Plans
  - Environmental Review (SEPA)

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

The site is relatively flat, with a very slight rise. Site grades vary from approximate Elevation 190 feet at the northwest corner of the site to approximate Elevation 176 feet at the southeast corner of the site.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Explorations by GeoEngineers encountered four soil units: fill, glacial till, advance outwash and glaciolacustrine deposits.

The fill was encountered below the pavement section to depths of about three feet below the ground surface in two of the explorations, and typically consists of medium dense to dense silty sand with variable gravel content and organic material.

Glacial till was encountered below the fill or below the pavement section in each of the explorations. The glacial till typically consists of dense to very dense silty sand with variable gravel and cobble content. The upper several feet of glacial till is typically weathered and in a medium dense to dense condition. The glacial till observed in the explorations extends to depths ranging from 20 to 43 feet below the ground surface.

A 9- to 21-foot transitional deposit of dense to very dense stratified silts and sands separates the glacial till and the advance outwash. Advance outwash deposits were encountered below the glacial till unit and transitional deposits in each of the explorations. The advance outwash deposits consist of very dense sand and gravel with variable silt and cobble content. Three of the explorations were terminated in the advance outwash soil unit at depths between 83 and 85.3 feet. Advance outwash was encountered to depths of 80 to 83.3 feet in the remaining explorations.

Hard glaciolacustrine silts and clays were encountered below the advance outwash in four of the explorations. Each of these explorations was terminated in the glaciolacustrine deposits.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Development plans indicate that the excavation for the planned development may extend up to 75 feet below existing site grades. Structural fill in building, sidewalks, and pavement areas would be compacted to at least 95% of maximum dry density (MDD). Structural fill placed against subgrade walls would be compacted between 90 and 92% MDD. Construction areas would be filled with structural fill consisting of clean, freely-draining sand and/or gravel.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing and construction. Construction activities require the removal of selected vegetation and soils, however appropriate measures would be utilized to minimize or eliminate erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After construction, the site would be covered with approximately 85% impervious surfaces (a slight increase over the existing amount).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Measures to reduce or control erosion, or other impacts to the earth, would be implemented during the construction process in accordance with the Puget Sound Water Quality Management Plan, Stormwater and Combined Sewer Overflows Program (2000). Measures could include:

- Protecting cut slopes during the excavation and construction period, and any soil stockpiled on site, by placing plastic sheeting on exposed cut slopes;
- Limiting the maximum duration of the open excavation to the shortest time possible;
- Ensuring that all erosion and sediment control facilities conform to the City's Environmental Best Management Practices and Design Standards Manual;
- Stabilizing disturbed soils that are exposed to surface water runoff with straw or hydro-seeding;
- Inspecting catch basin in the street on a daily basis; and
- Obtaining approval and implementing in-place temporary construction erosion and sediment control measures prior to any site demolition and grading activities.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During the construction period emissions from construction traffic, fuel-powered equipment, and soil disturbance activities would be expected.

Air quality in Bellevue is regulated by three agencies: The United States Environmental Protection Agency (EPA), the Washington State Department of Ecology (Ecology), and the Puget Sound Clean Air Agency (PSCAA). EPA sets national standards and has oversight authority for Ecology and PSCAA. Ecology has responsibility for mobile sources such as vehicles. PSCAA has local responsibility for regulation and permitting of stationary sources (such as emissions from power plants) and construction emissions. The project would conform

to the applicable rules of these agencies.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odor would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Measures that would be implemented to reduce or control emissions during construction include the following:

- Site-specific development would comply with PSCAA's regulations concerning construction activity.
- During excavation and construction, debris and exposed areas would be sprinkled as necessary to control dust.
- Truck wheels and undercarriages would be brushed/washed before exiting project site.
- Truck loads and routes would be monitored to minimize dust-related impacts.
- Well-maintained construction equipment would be used to reduce emissions.
- Prolonged periods of vehicle idling would be avoided.
- Trucking construction materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times on adjacent streets.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site. Both Meydenbauer Bay (to the southwest) and Lake Bellevue (to the east) are approximately one mile from the site.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharges of waste material to surface waters are proposed.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Temporary dewatering will be needed during construction of the below-grade parking garage, as construction of parts of the garage on the west side of the site would occur below the water table.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material would be discharged into the ground.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of water runoff is stormwater and runoff from the parking areas, grass areas, and buildings. This runoff is captured by the City of Bellevue storm drain system, which drains to Lake Washington.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials would enter ground or surface waters.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Proposed measures would include the following:

- The project owner and contractor would comply with applicable requirements for surface water runoff control and water quality.
- Specific measures may include oil/water separators, retention/detention storage, and catch-basins with clean-outs.
- Detailed information concerning BMP provisions would be provided in the plans.

4. Plants

a. Check or circle types of vegetation found on the site:

☑ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☑ shrubs

☑ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing trees in planting areas would be removed for construction.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species or critical habitats are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscape treatment of the site would include the following: deciduous canopy trees to reduce heat gain of paving and roof surfaces; planting beds over structures that absorb stormwater and reduce peak flows into the municipal storm system; dense ornamental shrubs chosen for drought tolerance and maintenance requirements as well as ornamental qualities; some select native and/or edible plants chosen for urban appropriateness and symbolic importance; and street trees on 110th Avenue NE and NE 8th Street.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

There are no threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed project would not result in any impacts to wildlife or wildlife habitat.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

The currently proposed mechanical systems would involve the use of electrical power to generate chilled water serving air handlers most likely on each floor of the building. Two proposed heating systems are being evaluated including typical electric heating on the zone Variable Air Volume (VAV) boxes. An alternative heating system being evaluated would be gas fired boilers generating hot water distributed to heating coils on the zone VAV boxes. Most likely this project would use electric zone heat with a VAV system type.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposal may affect the potential use of solar energy by adjacent properties due to height; see Figures 4 – 12 for the Lighting Analysis.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

This proposal is planned to reach a Gold LEED certification. LEED Gold certification requires a 14% minimum energy efficiency increase beyond ASHRAE 90.1 standards. This proposal would have a high percentage of proposed glazing at approximately 65%, so achieving the required energy savings for LEED certification requires the use of high performance glass, far better than code insulation on opaque surfaces, enhanced chiller plant efficiency, and reduced lighting energy using high efficiency lamping. If hot water systems are utilized, high efficiency boilers would be utilized. When the tenant improvements are done, maximum use of day

lighting controls would further help reduce energy consumption. The use of ground source systems would also be evaluated. HVAC controls schemes which maximize energy savings would also be incorporated into the design.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards could occur as a result of this proposal. All material removed from the site would be disposed of off-site in a lawful landfill and in accordance with City of Bellevue regulations.

(1) Describe special emergency services that might be required.

No special emergency services are anticipated to be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Any underground storage tanks encountered during excavation would be dealt with according to Ecology standards for tank removal and closure.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

There are no existing sources of noise that would affect the project. Existing sources of noise within and near the site mainly include passenger vehicle traffic, bus traffic, delivery truck traffic, and voices from pedestrians.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise is anticipated from the operation of contractor's vehicles and equipment during daytime hours. The project would follow the City of Bellevue's established noise parameters for construction and equipment operations (BCC 9.18).

No significant long-term noise is expected to result from this project.

(3) Proposed measures to reduce or control noise impacts, if any:

The following measures could be implemented to reduce construction noise:

- All engines and engine-driven equipment used for hauling and construction would be equipped with a properly-sized and maintained muffler to prevent excessive or unusual noise.
- Construction equipment would be turned off during prolonged periods of non-use.

- Stationary equipment would be located away from site boundaries.
- All construction activity would be restricted to hours and decibel levels designated by the Bellevue Noise Control Code, BCC 9.18.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently in use as a parking lot. The property is bordered by other commercial office and mixed use developments. East of the site is the Bravern Development; south is a three level above-ground parking structure and a 10-floor office building; and to the west is a single-level church and a three-floor office building. Across NE 8th Street to the north of the site are two commercial office buildings, 10 and 15 stories respectively, flanking an above ground four-level parking garage. The Yuen Lui commercial building, located on the northeast corner of the site, would remain after project completion.

b. Has the site been used for agriculture? If so, describe.

This site has not been used for agriculture.

c. Describe any structures on the site.

The site currently includes a surface parking lot.

d. Will any structures be demolished? If so, what?

The parking lot would be removed.

e. What is the current zoning classification of the site?

The site is currently zoned Downtown-Office District 1 (Downtown-O-1).

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Downtown, Core Area, Eastside Center.

g. If applicable, what is the current shoreline master program designation of the site?

The site is not regulated under the Shoreline Master Program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

This site has not been designated as an environmentally critical area.

l. Approximately how many people would reside or work in the completed project?

Approximately 2,350 employees would work in the completed project (based upon 526,000 useable square feet).

j. Approximately how many people would the completed project displace?

The completed project would not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project does not involve a change in the current land use designation.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated from the site.

c. Proposed measures to reduce or control housing impacts, if any:

Housing impacts would not occur as a result of the project, therefore mitigation measures are not proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the proposed office building would be 23 stories (approximately 361 feet high). The principal exterior building materials would consist of an aluminum curtainwall with four colors of vision glass above a stone-clad retail and service podium. The plaza would have landscaping, stone and concrete paving, and a water feature.

b. What views in the immediate vicinity would be altered or obstructed?

Views in the immediate vicinity would be altered; however the building location on-site maximizes the potential views to the Cascade range to the east, Mt. Rainier to the south, the City of Seattle to the west, and Mt. Baker to the north between the office building across NE 8th Street.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed building would be located close to NE 8th Street and the westernmost edge of the site, which would create the maximum separation from the Bravern development and would also permit the maximum light and air to the ground plane.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed building materials would not be highly reflective. However, as there is with the use of any glass material, depending on the angle of the sun there would be the potential for some incidental reflections at certain times of the day to create glare from the proposed building. See Figures 4-12 for a lighting analysis depicting shadows created by the proposed project and surrounding buildings.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

There would be some incidental reflections at certain times of the day that could interfere with views or be a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare would affect this proposal.

d. Proposed measures to reduce or control light or glare impacts, if any:

It is anticipated that any glare impacts would be minor in nature, and not require any mitigation. The plaza would have a significant amount of landscaping which should effectively mitigate light and glare impacts at the ground level. All lights would avoid spillover glare beyond the site boundaries, as per BCC 20.20. Lighting at the parking garage entrances would utilize appropriate shielding to prevent spillover upon adjacent uses and the right-of-way.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Bellevue Downtown Park is located approximately 0.7 miles to the southwest of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, this project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Public streets that serve this site include 108th Avenue NE to the west of the site, NE 8th Street to the north of the site, 110th Avenue NE to the east of the site, and NE 6th Street to the south of the site. Interstate 405 is located approximately 0.3 miles east of the site. Two ingress and egress points would be planned to the below grade parking structure, one at the southeast corner of the property on 110th Avenue NE and one at the northwest corner near NE 8th Street. The building's truck service is also planned to be accessed from NE 8th Street.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is served by public transit through the Bellevue Transit Center, located approximately one block to the south.

c. How many parking spaces would be completed project have? How many would the project eliminate?

The completed project would have 1,258 parking spaces (see Figures 3a-3d). Currently there are 398 parking spaces on-site (Source: Bush, Roed, and Hitchings survey).

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

This proposal would not require any new roads or streets. Frontage improvements would be in accordance with City of Bellevue requirements. Anticipated improvements would include street lights and new street trees along the NE 8th Street frontage.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, this project would not use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project is estimated to generate 4,349 net new weekday daily trips, with 551 new trips occurring during the weekday AM peak hour (484 entering, 67 existing) and 563 new trips occurring during the weekday PM peak hour (115 entering, 448 exiting).

g. Proposed measures to reduce or control transportation impacts, if any:

Vehicular access to the proposed project would be provided via a right-in, right-out driveway on 110th Avenue NE and a right-in, right-out driveway on NE 8th Street.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project would result in an increased need for public services (fire protection, police protection, and emergency services/response) above existing levels, similar to other surrounding mixed-use buildings.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed services include:

- Natural Gas and Power (PSE)
- Communications (Qwest, others)
- Water (fire and domestic)
- Sanitary Sewer and Storm Drains (City of Bellevue)

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature .....

Date Submitted 12/31/12

Attachment A

Figures

Figure 1 – Site Location
Figure 2 – Site Plan
Figures 3a-3d – Parking Plans
Figures 4-12 – Lighting Study

Source: USGS 7.5-minute topographic quadrangle, Mercer Island, Washington, 2011

Figure 1

Site Location Map

Job No. 33763913

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_02.ai

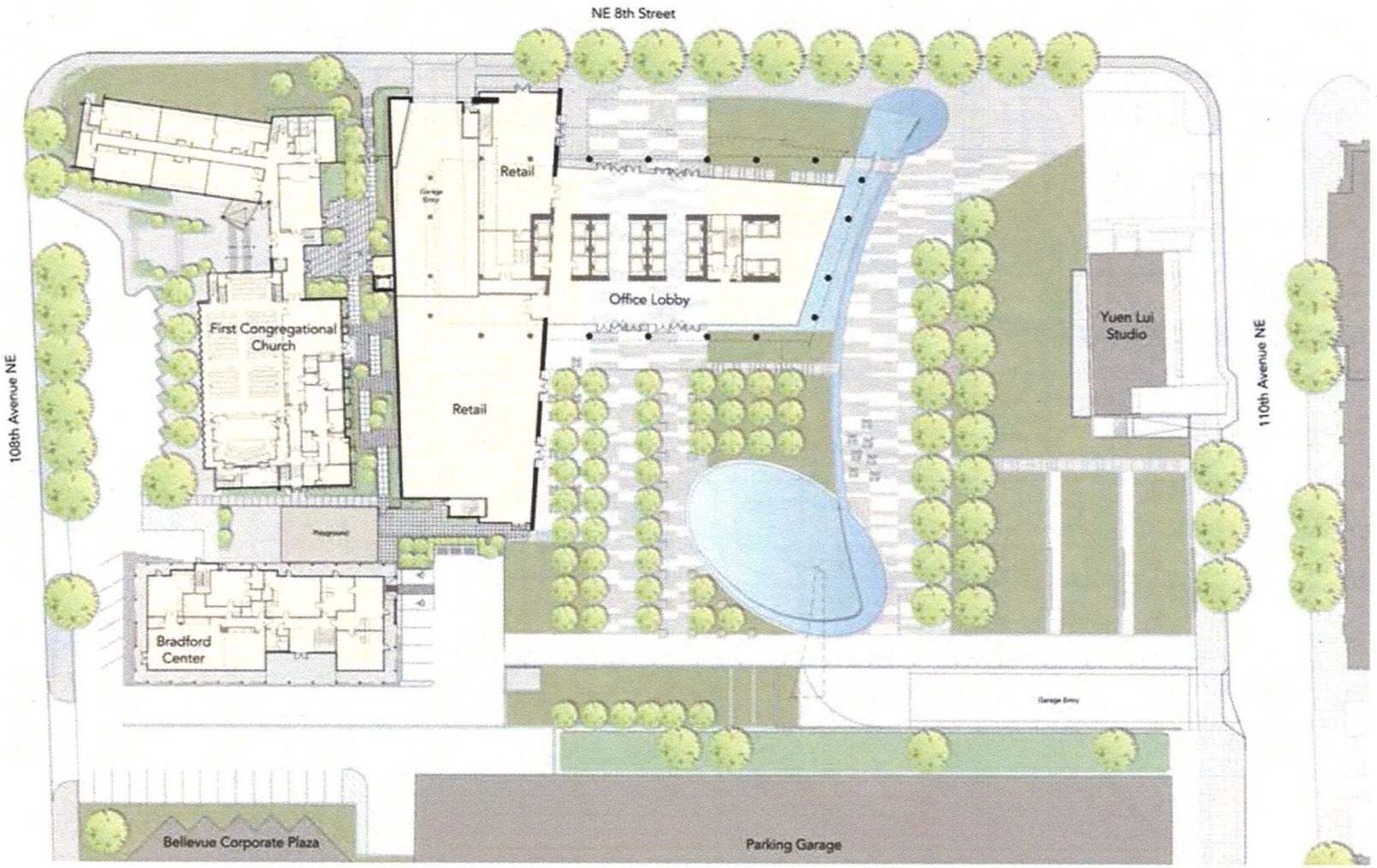


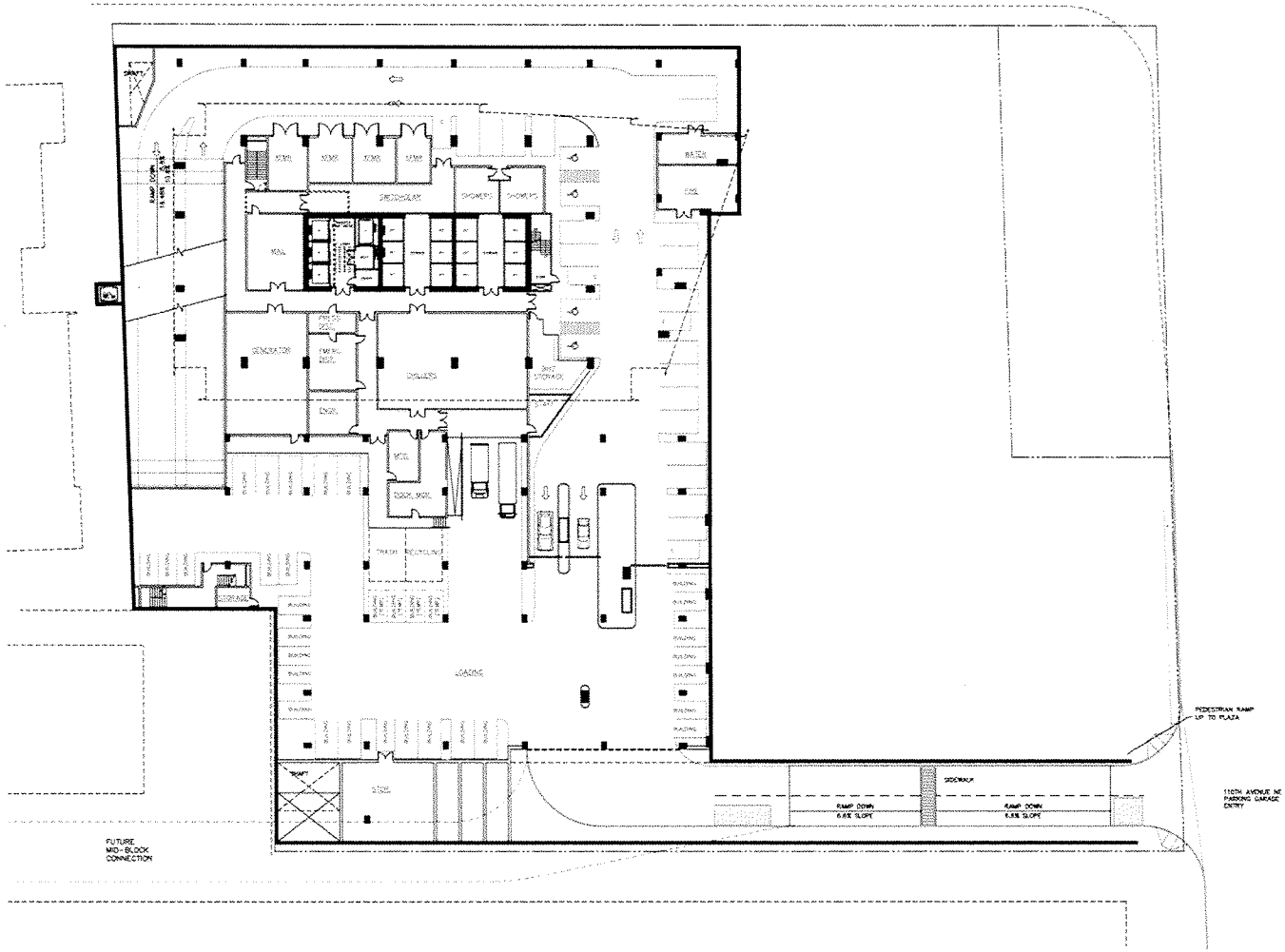
Figure 2
Site Plan

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_03.ai



Scale: 1/32" = 1'-0"

0 8 16 32 64

PROJECT NORTH

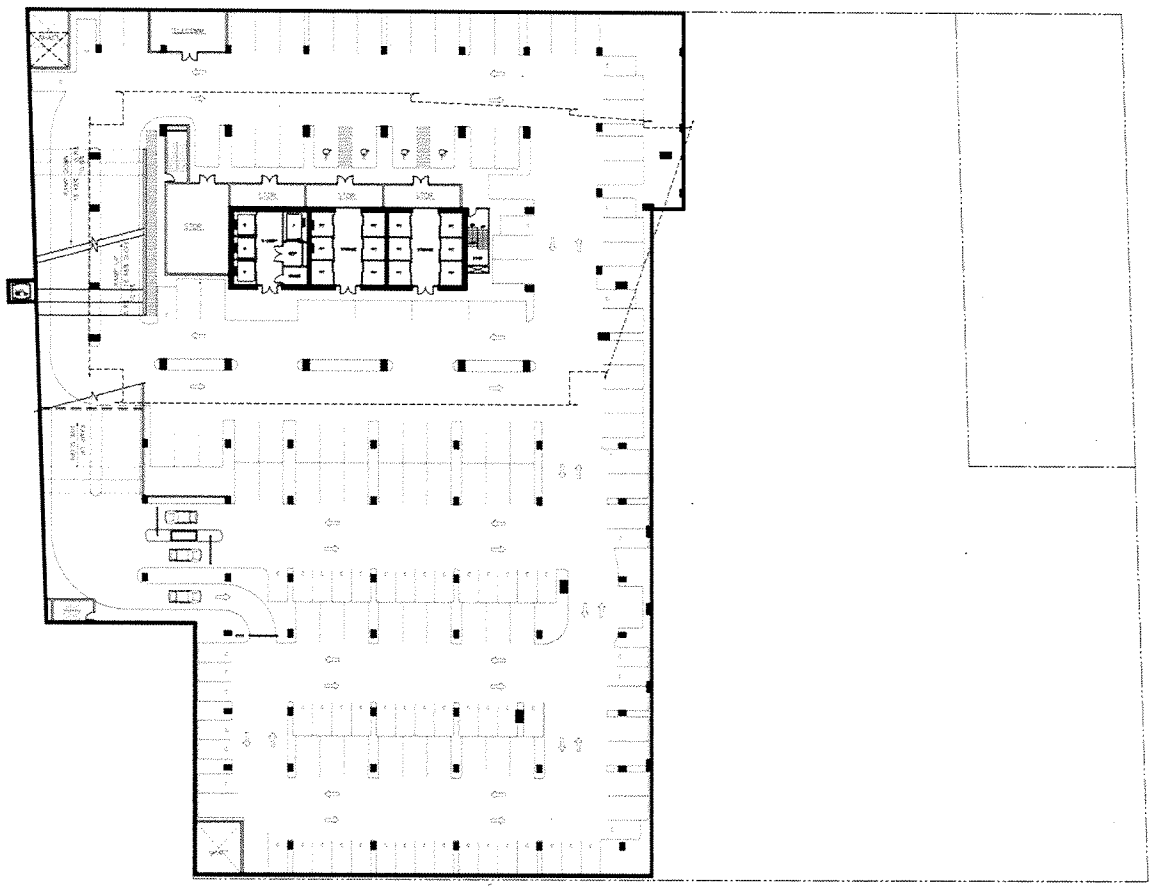
Job No. 33763913 *Source: nbbj*

Figure 3a

Parking Level P1

URS

10833 NE 8th Street Project
Bellevue, Washington



Scale: 1/32" = 1'-0"

0 8 16 32 64

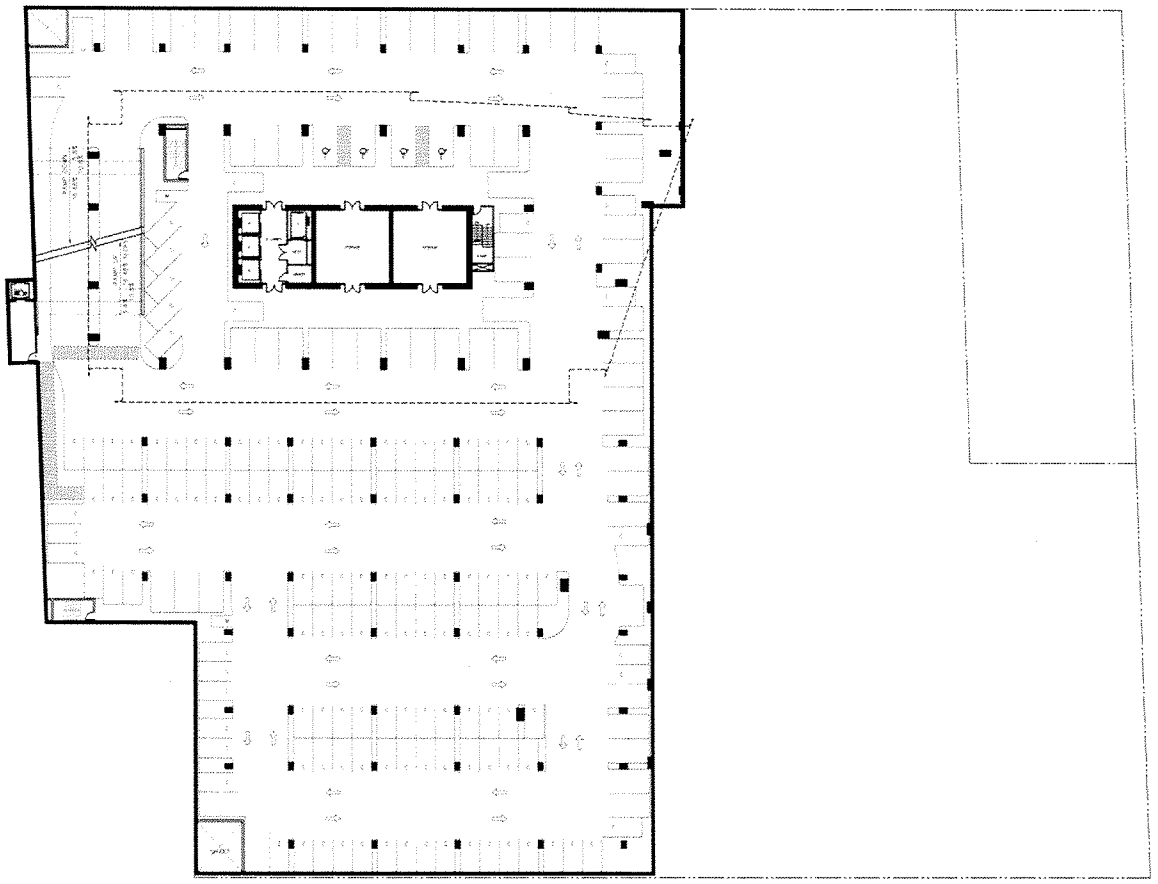
Figure 3b

Parking Level P2

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington



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Job No. 33763913 *Source: nbbj*

Figure 3c
Parking Level P3–6

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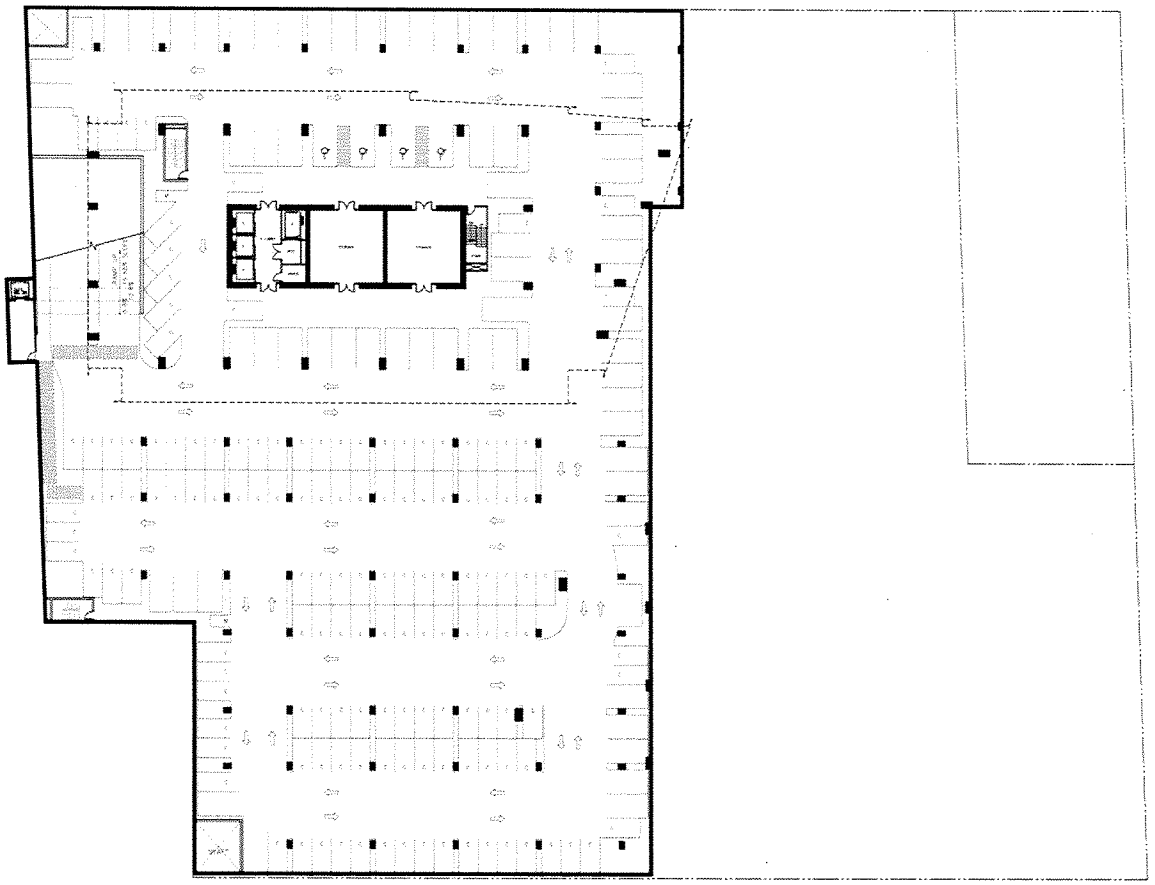

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0 8 16 32 64

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Figure 3d
Parking Level P7

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33763913_07.ai

Figure 4
Lighting Study — June 21, 9:00 am

Job No. 33763913 *Source: nbbj*

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Bellevue, Washington

33763913_08.ai

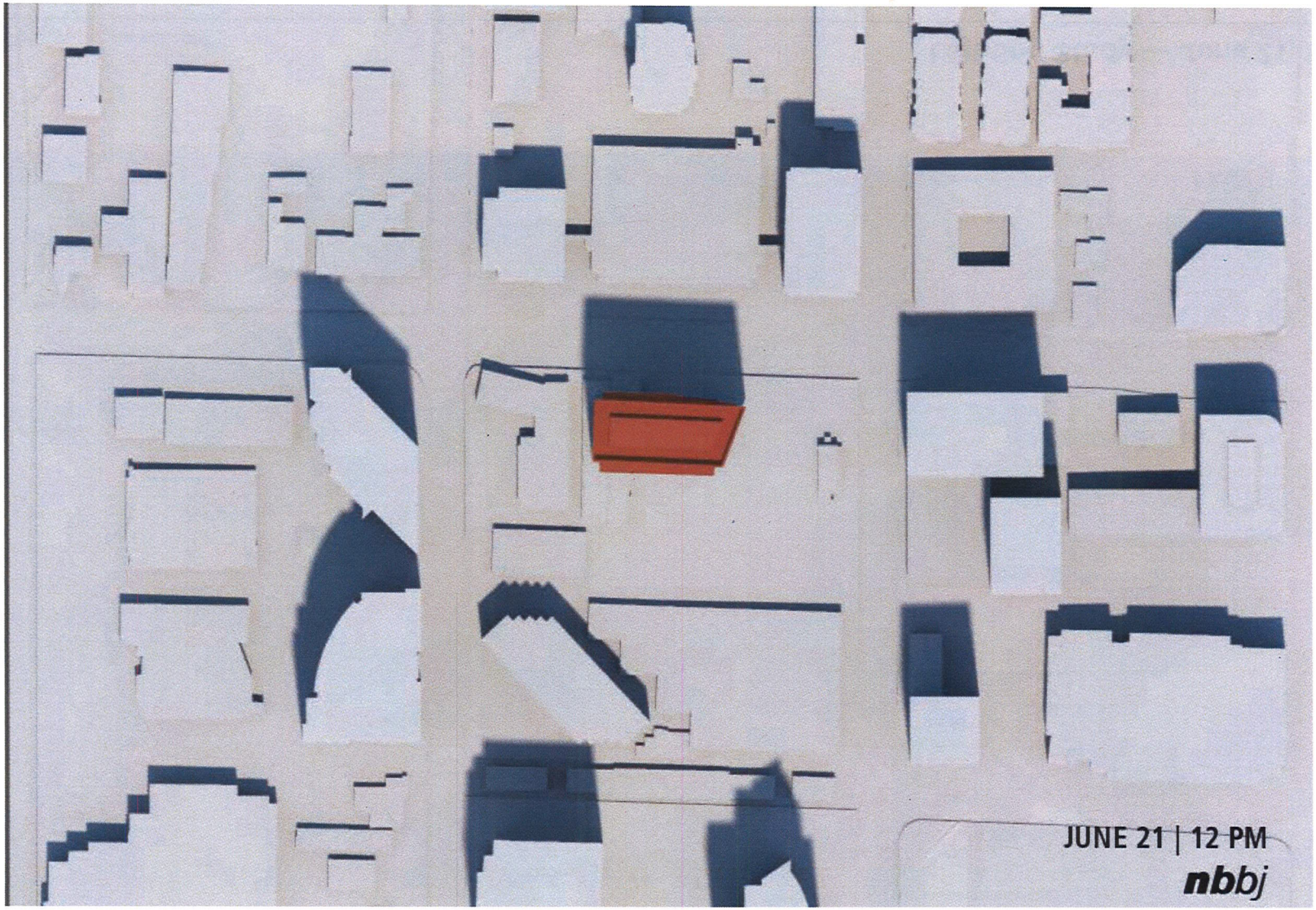

Figure 5

Lighting Study — June 21, 12:00 pm

Job No. 33763913 *Source: nbbj*

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33763913_09.ai

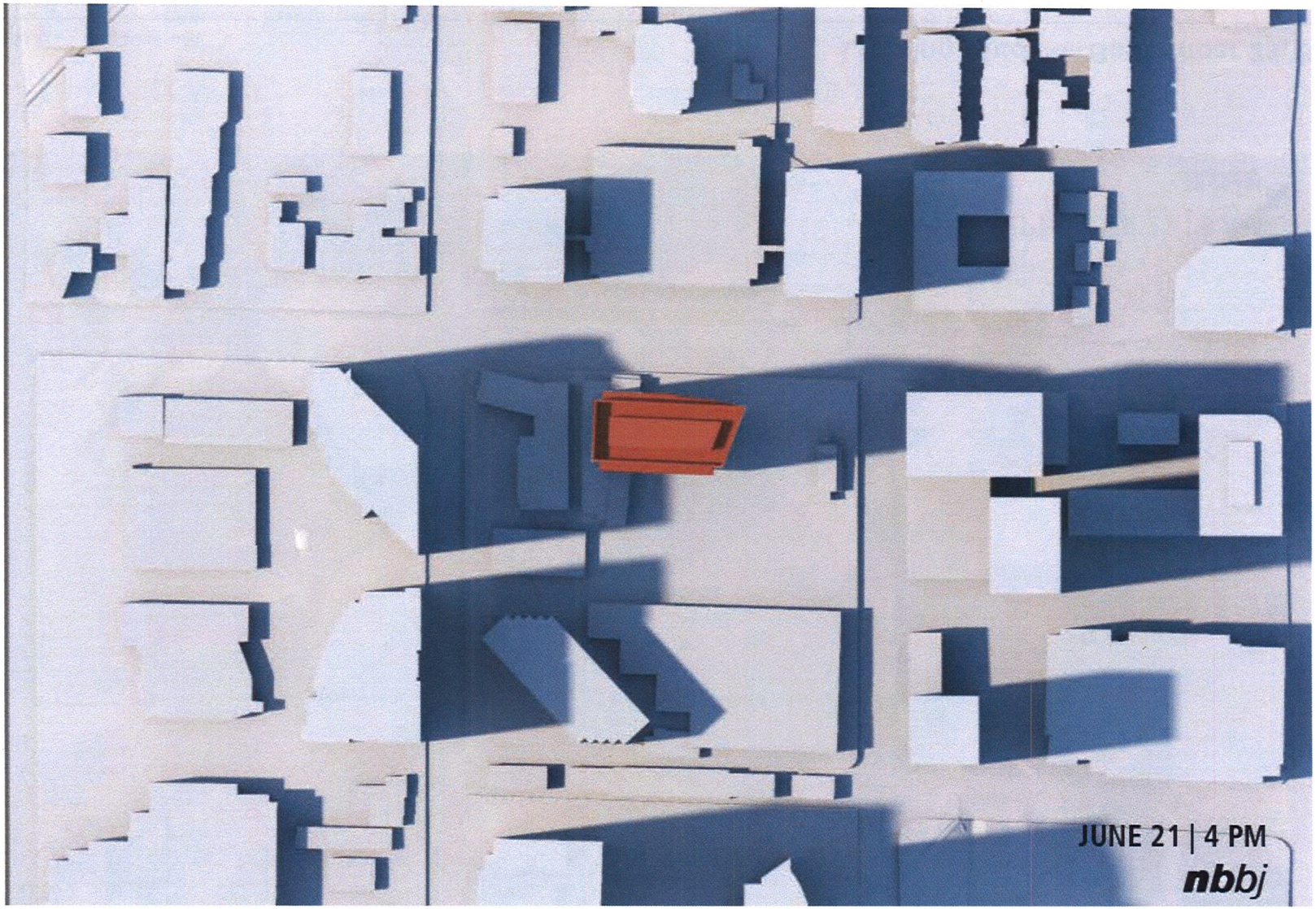

Figure 6

Lighting Study — June 21, 4:00 pm

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_10.ai

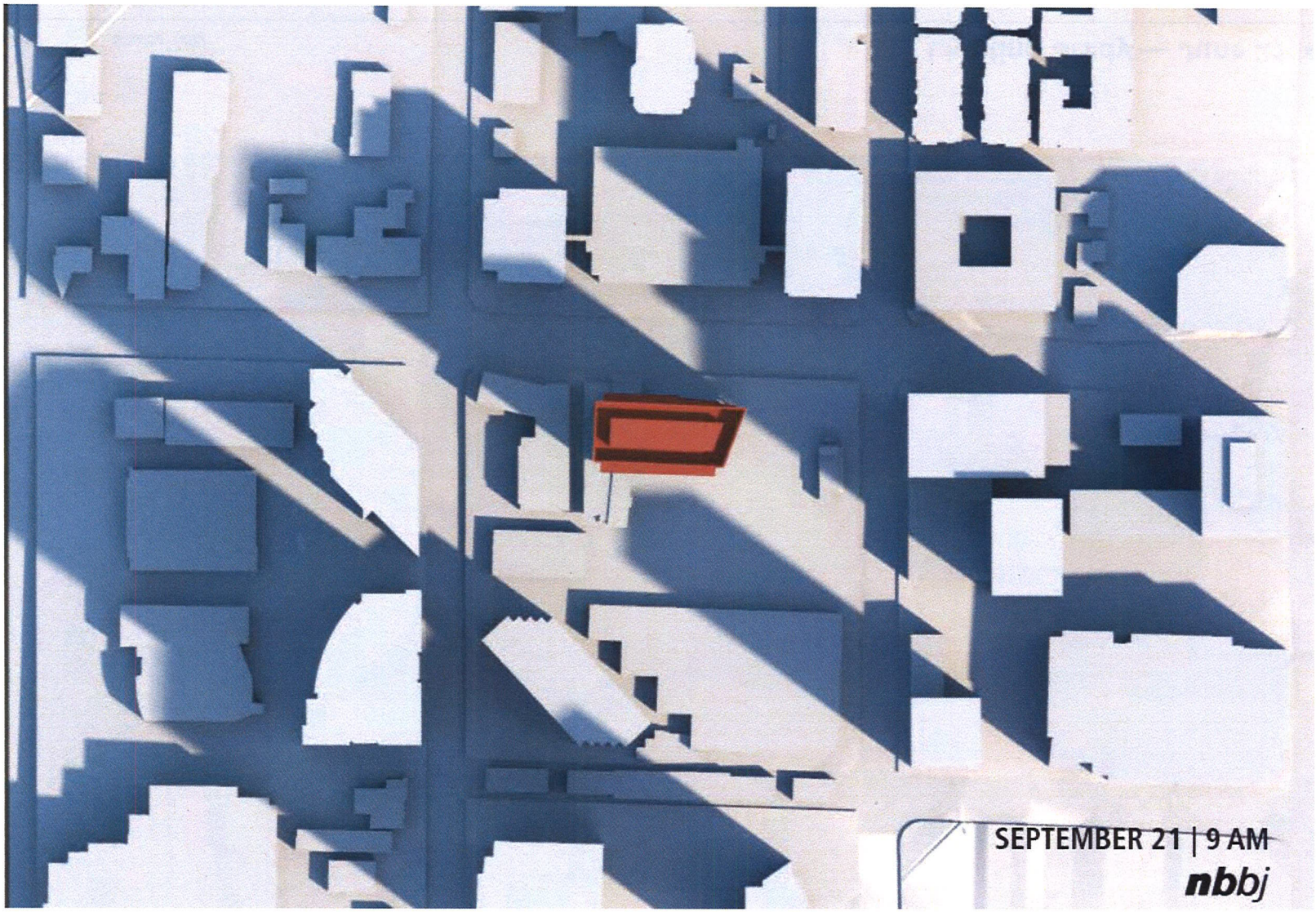

Figure 7

Lighting Study — September 21, 9:00 am

Job No. 33763913 *Source: nbbj*

URS

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33763913_11.ai

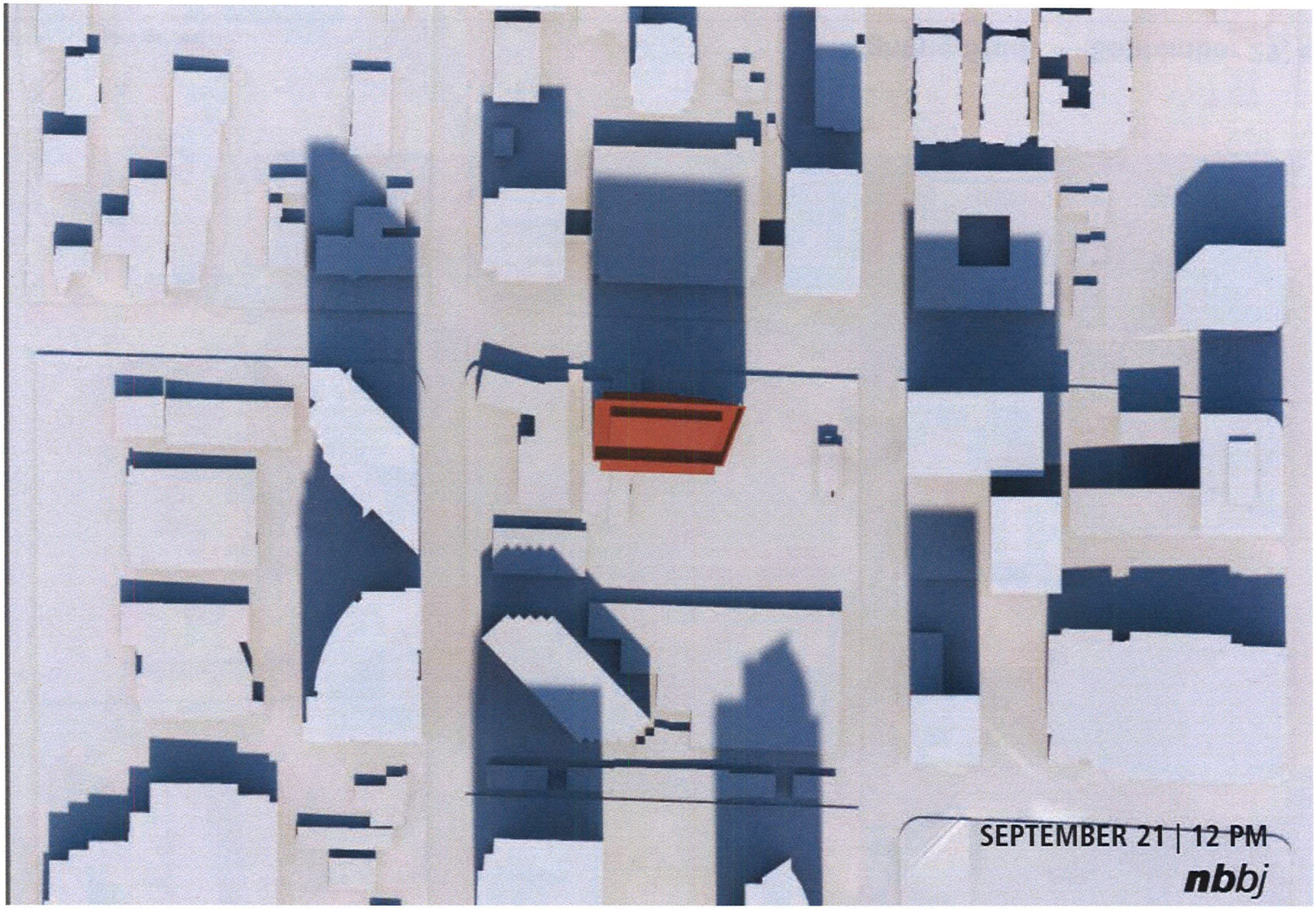

Figure 8
Lighting Study — September 21, 12:00 pm

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_12.ai

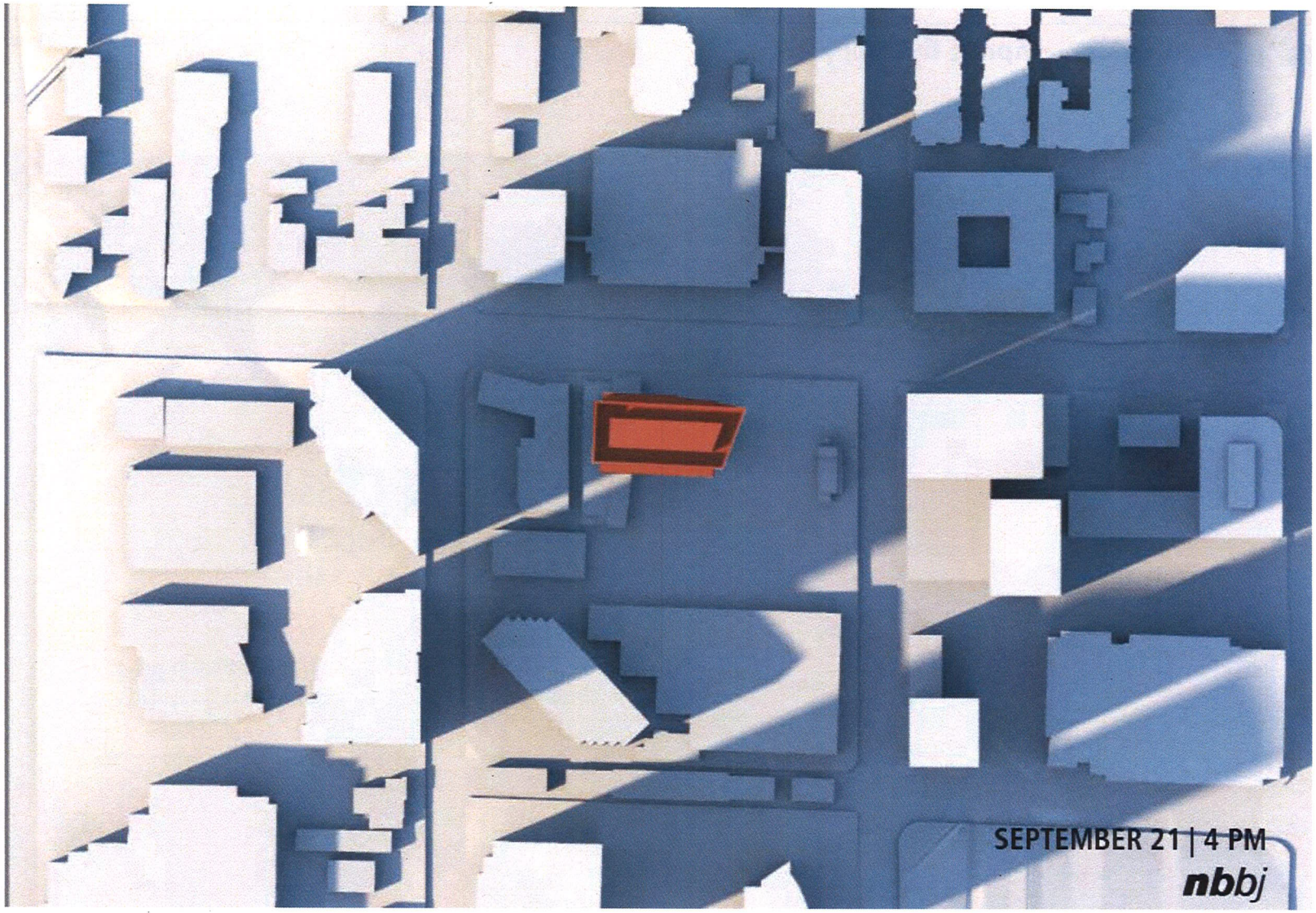

Figure 9

Lighting Study — September 21, 4:00 pm

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_13.ai

Figure 10

Lighting Study — December 21, 9:00 am

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_14.ai

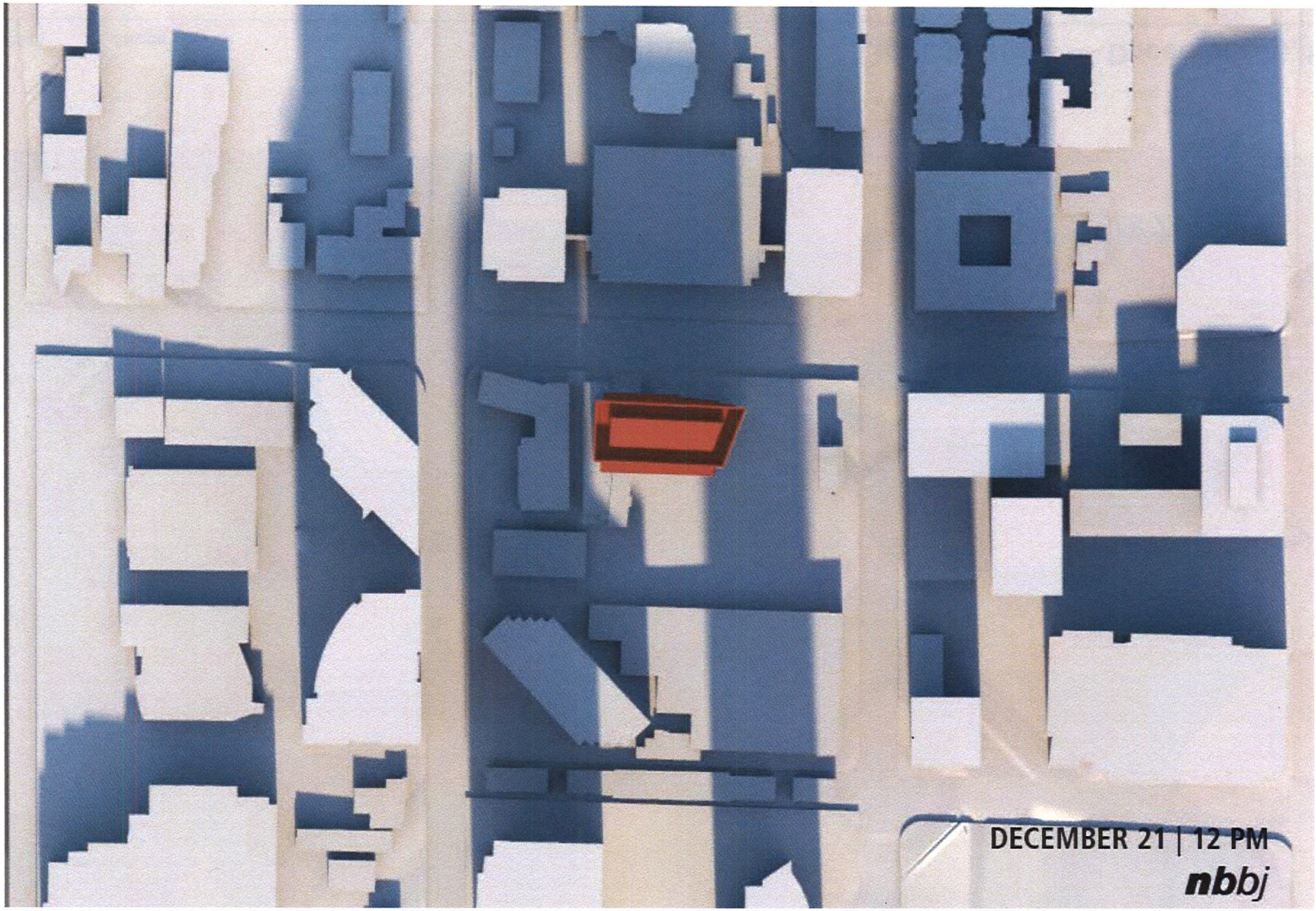

Figure 11

Lighting Study — December 21, 12:00 pm

Job No. 33763913 *Source: nbbj*

URS

10833 NE 8th Street Project
Bellevue, Washington

33763913_15.ai

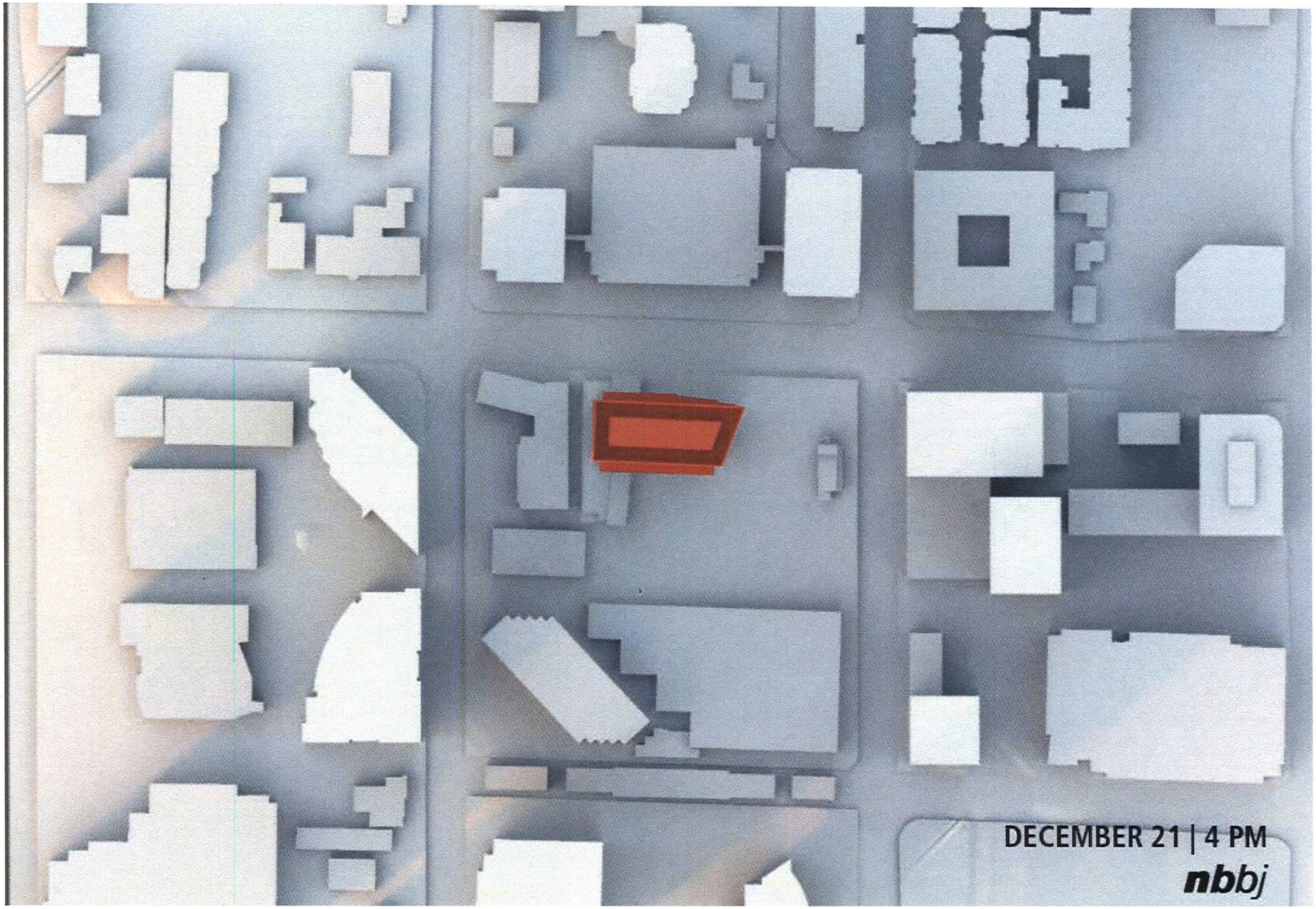

Figure 12

Lighting Study — December 21, 4:00 pm

Job No. 33763913 *Source: nbbj*

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